

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS  
MEETING MINUTES  
Tuesday, August 5, 2014  
22560 SW Pine Street, Sherwood, Oregon 97140**

**URA BOARD REGULAR SESSION**

1. **CALL TO ORDER:** Chair Bill Middleton called the meeting to order at 9:53 pm.
2. **BOARD PRESENT:** Chair Bill Middleton, Linda Henderson, Dave Grant and Matt Langer. Bill Butterfield, Krisanna Clark and Robyn Folsom were absent.
3. **STAFF PRESENT:** Assistant City Manager Tom Pessemier, Finance Director Julie Blums, Community Development Director Julia Hajduk, Administrative Assistant Colleen Resch, and Agency Recorder Sylvia Murphy.

Chair Middleton addressed the Consent Agenda and asked for a motion.

4. **CONSENT AGENDA:**

**A. Approval of June 17, 2014 URA Board Meeting Minutes**

**MOTION: FROM LINDA HENDERSON TO ADOPT THE CONSENT AGENDA, SECONDED BY MATT LANGER, MOTION PASSED 4:0, ALL PRESENT MEMBERS VOTED IN FAVOR, (BILL BUTTERFIELD, KRISANNA CLARK AND ROBYN FOLSOM WERE ABSENT).**

Chair Middleton addressed the next agenda item.

5. **NEW BUSINESS**

**A. URA Resolution 2014-007 of the Sherwood Urban Renewal Agency approving a minor amendment to the Sherwood Urban Renewal Plan, dated August 29, 2000, to allow for the acquisition of additional property**

Tom Pessemier, Assistant City Manager stated he would provide the staff report for both URA Resolutions 2014-007 & 2014-008. He addressed URA Resolution 2014-007 and said this is a minor update to the Urban Renewal Plan and the plan specifies different actions for specific events. He said if the agency is purchasing real property for the public use then the agency can modify the plan by adding and amending section 503c to list the property. He said it does not require Council action as the property is being used for public use. He said if the property was going to be used for private use then it could require Council action as well. He stated the properties to be added are specifically defined as the tax lots listed. He said we identified an opportunity to meet a number of goals that were outlined in the Urban Renewal Plan as well as what SURPAC has been recommending as far as parking. He said these two lots have gone through foreclosure and the bank was fairly desperate to sell them and we had discussion and decided to submit an offer. He said they accepted the offer for \$80,000 per lot, \$160,000 in total. He said we spoke of whether or not we wanted to get an appraisal or get a market value and it was decided to get a market opinion. He said he did not get an opinion for these two properties, he got an opinion for the two properties that are across First Street which we own and are smaller in size and

have a lower zoning designation and are not in as good of a location. He said the market value came back at \$89,000 per lot. He said buying these for \$80,000 each which are larger lots with better zoning and in a better location, was clearly a good deal.

Tom said the two things the Board needs to consider is modifying the plan and if the Board chooses, to authorize the City Manager to enter into contracts to purchase the property with the intention of eventually developing into a parking lot, which would essentially be on this side of town. He said it will be a paved parking lot with landscaping and proper pertinences, with the intent of knowing we will be selling the Robin Hood lot as some point in time.

Chair Middleton asked for a motion.

**MOTION: FROM LINDA HENDERSON TO ADOPT URA RESOLUTION 2014-007, SECONDED BY DAVE GRANT, MOTION PASSED 4:0, ALL PRESENT MEMBERS VOTED IN FAVOR, (BILL BUTTERFIELD, KRISANNA CLARK AND ROBYN FOLSOM WERE ABSENT).**

A motion was received on URA Resolution 2014-008.

**B. URA Resolution 2014-008 of the Urban Renewal Agency of the City of Sherwood authorizing for purchase of real property**

**MOTION: FROM LINDA HENDERSON TO ADOPT URA RESOLUTION 2014-008, SECONDED BY MATT LANGER, MOTION PASSED 4:0, ALL PRESENT MEMBERS VOTED IN FAVOR, (BILL BUTTERFIELD, KRISANNA CLARK AND ROBYN FOLSOM WERE ABSENT).**

**6. STAFF REPORT**

None.

**7. ADJOURN**

Chair Middleton adjourned the regular session at 9:59 pm and convened to a URA Board Executive Session.

**URA BOARD EXECUTIVE SESSION**

1. **CALL TO ORDER:** Chair Middleton called the Executive Session to order at 10:02 pm.
2. **BOARD PRESENT:** Chair Bill Middleton, Linda Henderson, Dave Grant and Matt Langer. Bill Butterfield, Krisanna Clark and Robyn Folsom were absent.
3. **STAFF PRESENT:** Assistant City Manager Tom Pessemier, Finance Director Julie Blums, and Agency Recorder Sylvia Murphy.

**4. TOPICS**

**A. Real Property Transactions, ORS 192.660(2)(e) and (f) Exempt Public Records**

**5. ADJOURN**

Chair Middleton adjourned the Executive Session at 10:30 pm.

Submitted by:

  
Sylvia Murphy, MMC, Agency Recorder

  
Bill Middleton, Chair